



*St. James Wood*

STRADBALLY • CO. WATERFORD

*homes of natural beauty*



TO MANY, A THATCHED ROOF IS THE QUINTESSENTIAL LOOK OF IRELAND - A PEEK INTO OUR HISTORY AND HERITAGE. STILL, MORE THAN THIS, IT IS A CONSTANTLY EVOLVING CRAFT THAT HAS ADAPTED TO THE NEEDS OF MODERN TIMES.



## *A Treasured Tradition*

Thatch is the oldest roofing material still in use in Ireland today and noted for its understated charm, it is also arguably the most attractive. To many, a thatched roof is the quintessential look of Ireland -a peek into our history and heritage. Still, more than this, it is a constantly evolving craft that has adapted to the needs of modern times.

Thatched roofs date back to before the middle ages when the first small settlements were established. These early settlers needed a durable and readily available material for their new homes and thatch proved to be ideal. Not only was it long-lasting and inexpensive but it also provided a great level of

insulation. It soon became the standard and its benefits mean it has endured through history.

Nowadays we use a natural water reed thatch, which is more durable and water resistant and will last a lifetime with very little maintenance. Treated with a special fire proof material, a reed thatched roof provides an A Fireproof Rating.

While principally regarded for its visual appeal and historic overtones, thatch also provides many practical benefits.

A modern thatched roof is durable, an excellent insulator and naturally water resistant.



# *A Unique Development*

When Causeway Group had the opportunity to get involved in this unique Stradbally development in St James Wood, no detail was too finite for Causeway Group's attention, to harness the traditional qualities and blend them seamlessly, with efficiency and excellence. The development of traditional thatched housing is a labour of love.

Right from the moment of its conception, there was a totally hands-on approach to the growth of St. James Wood. The interest in European heritage architecture has been influential in shaping the type of housing created at St. James Wood

Causeway Group and its promoters have worked in the industry for over two decades and developed numerous projects concentrating on the South East Region of the country.

## THE THATCHER

Specialist thatch contractors were retained to carry out all thatching work at St. James Wood. These thatchers worked in Ireland and mainland U.K. in counties like Devon and Dorset. They worked in Japan and for the Prince of Wales. Their team of skilled thatchers completed projects in Dublin, Killarney and Derry.

Projects ranging from Business Parks, Hotel & Leisure, Retail & Residential. St. James Wood creates something more than just a building. It is evident in the end product that St. James Wood has created a home full of individual character and charm. This is a philosophy, which Causeway Group brings to every development in which it is involved.

St. James Wood has achieved a level of excellence using the best quality materials and marrying the old world charm with a modern efficiency. This is evident in St. James Wood's distinguished designs and innovative ideas. This is further enhanced by St. James Wood where passion and quest for excellence has been achieved.

## LANDSCAPING

A comprehensive landscaping programme was provided. The overall mission of the project was to enhance this development. The various landscape contractors specialised in wild flowers and have supplied flora to Chelsea Flower Show and The New York Famine Hunger Memorial Garden.









# *Stradbally*

Many developments may claim to be unique but none can truly match St. James Wood, Stradbally, set in the idyllic rural landscape of Co. Waterford.

Stradbally is situated on the Copper Coast and lies 3 miles from the N25 main Cork/Waterford Road. Its commuting time is approximately 25 minutes to Waterford City/Airport and 45 minutes to Cork City/Airport. Dungarvan Town is approximately a 10 minute drive from Stradbally Village.

NO WORDS COULD CONVEY THE  
VERY SPECIAL AND UNIQUE  
FEELING THAT STRADBALLY  
EVOKES. IT IS A VILLAGE AND A  
COMMUNITY THAT NEEDS TO BE  
EXPERIENCED AND ONCE DONE,  
IT WILL NEVER LEAVE YOU.

Stradbally is a place of breathtaking beauty with a mixture of slated cottages and the renowned Thatched Cove Cottage. The picturesque village green gives a strong feeling of community spirit in the way it is presented and maintained. The village has won numerous awards in the National Tidy Towns Competition and was the recipient of a Heritage Award in the prestigious International Entente Florale.

The many trees planted by the Fitzgeralds in the 18th century, give the area an unusual Sylvan character which contrasts with the wild stretches of windswept coast line.





# *A Different Pace*

Life in Stradbally really does run at a different pace. Swathed in beautiful countryside, it is the proverbial picture postcard village and this reflects strongly in the atmosphere. More than a place where you can live, it's a place where you can belong. Stradbally truly is a community, with a real palpable community spirit.

Day to day living could not be any easier with a range of schools, first class shopping and eating out close at hand. Equestrian, health and fitness pursuits, world class golf courses, some of the best fishing in the country, forest walks and trails are all on your doorstep.

Stradbally Cove is a mere 5 minute walk from the village and is approached along a tree lined road which contains a rich selection of trees dating back to the 18th century. The River Tay meanders through the Woodhouse Estate, before entering the sea at Stradbally Cove.

The crystal clear sea waters have a wonderful cleansing effect on the air, making Stradbally the ideal place to retreat from the rigour of modern life. Just a few short moments spent on nearby rugged Ballyvooney Cove is as refreshing as a weekend away.













# *St. James Wood*

St. James Wood traditional natural reed thatched homes are like nothing you've experienced before. They have an air of old world charm, whilst still providing all the comforts we've come to expect from the modern world.

Each lovingly developed home has stunning natural reed thatched roofing and clay tile or natural slate canopies, enclosed by a wicker trellis. Front and rear porches have seating provided, so you can enjoy the view of your landscaped gardens.

To the rear of the development, amidst the mature trees stands a 1786 Church of Ireland building of which is adorned by the ruins of a medieval church, c.1500. This medieval building contains a fortified presbytery, probably built for protection during the disputes between the Powers and Fitzgeralds, whose boundary lands ran through the area. The ruins are of great archeological significance as the largest medieval church in rural Ireland and although overgrown with ivy have a very picturesque appearance.



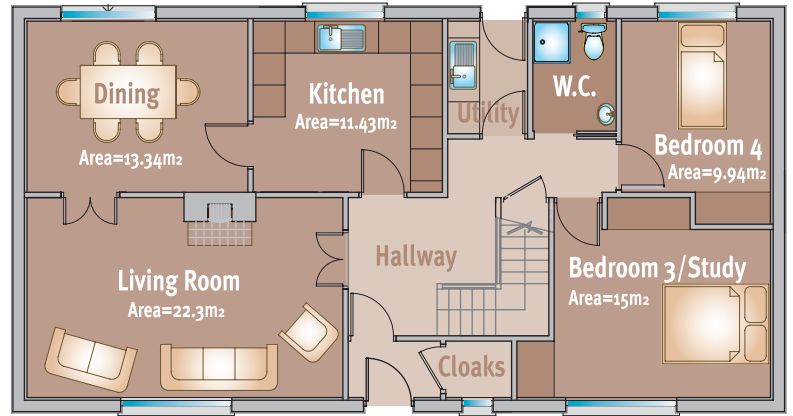




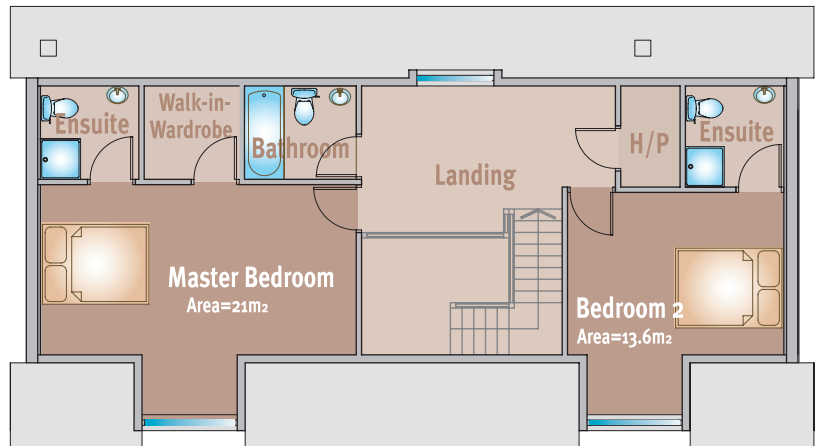




# House Type A 1870sqft



Ground Floor



First Floor



The kitchen design will vary from house to house. The ceilings will be individually designed along with tiled floors and walls. A number of appliances will also be included as standard; amongst these are a two oven Aga (optional extra), Belfast sink, double oven, built in hob, chimney hood, and an integrated dishwasher.

An adjoining utility room will include a washing machine/dryer, stainless steel sink, shaker maple presses base and wall mounted. Your central heating boiler will also be housed here.

From the utility room a half-door leads out to the rear patio deck where you can relax on those warm summer days.





Beautiful double glass doors lead from the kitchen to the dining area. The decorative cornice is made up from various timber moulds and the floor consists of high quality tiling. All necessary tv, telephone and electrical points are fully provided for. A sliding double door leads to the relaxing rear patio deck.





Surrounded by a large red deal timber moulded cornice and boasting red deal timber tongue and groove flooring, the living room offers a wonderful setting to relax. Its sandstone fireplace, supplied by *Lawlor Fireplaces Dublin*, and its large, overlooking window creates a unique and inviting atmosphere. Again, all the necessary TV, telephone and electrical points are provided for.





The interior will be painted in the colour of your choice and all internal timber will be primed and painted.



The main bedroom is accessed off the upstairs gallery area. There is ample storage area in the walk-in-wardrobe and in both upstairs bedrooms you will find extra storage at either side of the eyebrow window. (as shown in the photograph above)

The ensuite in the main bedroom is furnished with quality Armitage Shanks sanitary ware, Triton thermostatic electric power shower and is tiled from floor to ceiling.





# Special Features

- Rational Double Glazed Windows and Doors
- Rational Half Door in Utility Room
- Internal Double Glass Doors with Timber Panels
- Sandstone Fireplace
- Handmade Kitchens and Wardrobes
- Aga Cooker - 2 Oven Oil Fired (Optional Extra)
- Kitchen Complete with Belfast Sink and Taps, Double Oven, Microwave, Hob, Chimney Hood, Fridge/Freezer, Dishwasher and Washer/Dryer
- Downstairs WC, Shower and Basin Pedestal
- 2nd Master Bedroom with Ensuite
- Bathrooms, Hallway, Kitchen, Dining and Utility all Tiled
- Master Bedroom: Ensuite & Walk-in-Wardrobe
- Wall Mounted Mirrors and Built in Open Shelving
- Top Quality Armitage Shanks Fittings in 4 Bathrooms
- Corner Bath
- Electric Power Showers Fitted with Shower Screens
- Generous Storage Space
- Spacious Landing/Gallery Area
- Internal Walls Painted, a Colour Chosen by Purchaser
- All Internal Timbers Primed with Two Final Coats i.e. Doors, Skirtings, Architraves, Stairs, Ceilings and Flooring
- All Timbers Painted
- Generous Electric Points, TV Outlets and Telephone Points
- Wiring for Sky Digital
- Granite Sills
- Perimetre Wall Stone Faced on Both Sides with Sandstone
- Garden Landscaping Front and Rear and Footpaths Edged with Granite Sets and Railway Sleepers
- Pathway Laid with Tumble Stone
- Timber Deck and Handrail to Rear of the Dining Area
- Patios Finished with Shingle, Granite Sets, Railway Sleepers and Tumble Stone
- Garden Timber Fence 2 Metre High with Trellis Top
- Provision Made for Outside Lights Front and Rear
- Post Box
- Utility Box on Outside Finished to High Standard, Housing ESB, Eircom and TV
- Oil Fired Central Heating with latest 2016 Condensing Boiler for Greater Efficiency
- Extremely High Degree of Insulation Throughout Together with Double Glazed & Double A Rated Roof Provides Exceptionally High BER Rating (Building Energy Rating)
- Security Intruder Alarm and Smoke Detectors Fitted as Standard

Other Projects developed by Sean Johnston of Causeway Capital Group Include:

- Business Parks in Waterford: Cleaboy Business Park & Tycor Business Centre
- Residential: Ozier Park View Apartments
- Bespoke Housing: Ballinamona, Waterford
- Hotels: Arlington Lodge Hotel
- Pubs & Leisure: Toddle Taverns & Mason Nightclub
- Retail: 40 Johns St., 47 Johns Street City Centre
- Commercial: Brewery House, Mary St.

# *St. James Wood*

STRADBALLY • CO. WATERFORD

## JOINT SELLING AGENTS



REA O'Shea O'Toole  
11 Gladstone Street,  
Co. Waterford  
License No. 002245  
T: 051 876 757  
E: [info@osheaotoole.com](mailto:info@osheaotoole.com)  
W: [www.osheaotoole.com](http://www.osheaotoole.com)



REA Spratt  
9 O'Connell Street,  
Dungarvan,  
Co. Waterford  
T: +353 58 42211  
E: [info@spratt.ie](mailto:info@spratt.ie)  
W: [www.spratt.ie](http://www.spratt.ie)

## DEVELOPED BY



Sean Johnston  
Office: 00 353 51 352086  
Mobile: 00 353 86 856 2618  
Email: [sean@causewaygroup.ie](mailto:sean@causewaygroup.ie)

## SOLICITOR



Tom Norris,  
MW Keller & Co.,  
Gladstone Street,  
Waterford

## BROCHURE PRODUCTION



DVF Print & Graphic Solutions,  
Unit B,  
Tycor Industrial Complex,  
Tycor,  
Waterford

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